



City of Tigard

FY14 ARC Proposal
Electronic submission

January 21, 2014

Ms. Susan Morales, Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Can an overlooked and underutilized area, with a history of environmental issues and blight, become the interconnected green heart of the community? The city of Tigard, Oregon thinks so. Hundreds of Tigard stakeholders have provided input to plans for our Downtown Center - and voters have approved an urban renewal district to implement it.

Envision walking through downtown Tigard in 20 years:

- Families, recent graduates, and active seniors live in the hundreds of new affordable workforce and market rate housing units that have been constructed in downtown. The new residents enjoy easy access to shopping and services - and a lifestyle that does not depend on an automobile for every trip.
- Visitors to Fanno Creek Park observe the newly restored creek riparian areas and the flourishing of once threatened wildlife, such as the Western Pond Turtle and the Red-legged Frog, as well as the return of historic cutthroat trout runs.
- On the Fanno Creek Trail, bicycle commuters and recreational walkers travel safely between homes, schools, libraries, medical offices and jobs all over Tigard, and connect to a regional trail system.
- Tigard's "living room" - a new public plaza - hosts community events, concerts, performances, and a permanent home to the Farmers Market. A water feature and playground draws families - connecting people from all over the community.
- New and expanded businesses have generated high-paying jobs with more opportunities for Tigard residents to work closer to where they live, with reduced commute times and greenhouse gas emissions.
- The Tigard Transit Center bustles with activity from new riders who live or work within convenient walking distance of bus and commuter rail service.
- Investments in downtown have blazed the way for Tigard to achieve our 20-year vision of becoming "the most walkable community in the Pacific Northwest where people of all ages and abilities enjoy healthy and interconnected lives."

Tigard stakeholders are eager to see this vision fulfilled. With limited resources, some progress has been made: two street improvements—one completed, and the other just starting construction—have green street features to protect the nearby Fanno Creek, and an improved pedestrian

environment. A 47-unit affordable senior housing project, with many green features, was the district's first new residential development; however, much work remains.

Confirmed or suspected environmental contamination of many downtown properties is a major roadblock to our plans. Developers and business owners are hesitant to start redevelopment and expansion projects because of the unknown dangers that may lie buried in the ground from past industrial uses. The city saw this firsthand when we attempted to purchase a key site for catalytic redevelopment into public space and a mixed-use building, and through due diligence discovered contamination from offsite impacts.

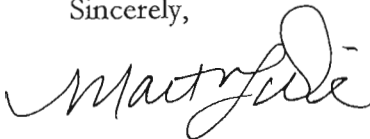
The city has lacked resources to address this problem, but a small state grant has kick-started our brownfields initiative that has allowed us to:

- get a grasp of the scope of the problem, (with an inventory of potential sites in the downtown);
- engage property owners and residents, (with two public educational workshops); and
- offer direct assistance to property owners interested in redevelopment (with funds for three Phase I site assessments).

An EPA Assessment Grant will provide a crucial boost to the city's redevelopment efforts, and leverage significant amounts of public investments made on improving the downtown. With the dedicated grant funding, the city can effectively partner with property owners and developers in identifying brownfields issues and planning for their productive reuse. Scarce urban renewal dollars can be targeted at incentivizing development and infrastructure improvements. The city looks to create a "virtuous circle" where public projects and the redevelopment of contaminated property inspires and supports further development.

Tigard is ready and willing to work with our community partners to assess and clean up contaminated properties, build community gathering spaces, and create a more livable, walkable, climate smart, and economically resilient community in our downtown. With your approval of the grant, we will be able to achieve our vision of an interconnected Tigard.

Sincerely,



Marty Wine
City Manager

- b. **DUNS number:** 0801056460000
- c. **Funding:** Community-wide Assessment Grant for \$400,000 is requested for Hazardous Substances and Petroleum contamination.
- d. **Location:** City of Tigard, Washington County, State of Oregon
- f. **Contacts:** Project Director: Sean Farrelly, Redevelopment Project Manager, 503-718-2420, sean@tigard-or.gov
Chief Executive: Marty Wine, City Manager, 503-718-2486, marty@tigard-or.gov
- g. **Date submitted:** January 22, 2014
- h. **Project Period:** September 2014-September 2017
- i. **Tigard Population:** 48,305

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

1. COMMUNITY NEED

a. **Targeted Community and Brownfields**

i. Targeted Community Description – The City of Tigard, Washington County, Oregon, a first-tier suburb in the Portland metropolitan area, is a diverse community of 48,305 residents. For much of its history, Tigard was primarily an agricultural area with supporting businesses and industrial uses adjacent to a railroad corridor. When it incorporated in 1961, its population was 1,084. Tigard saw rapid, largely uncoordinated growth with construction of freeways in the 1960s and 1970s, and is currently Oregon’s 12th largest city. The City contains several major transportation corridors including Interstate 5, Oregon Highway 99W and Highway 217. Our targeted area identified by pre-application studies and inventory is the 193-acre Downtown Center. In addition, key sites that build on Tigard’s economic clusters in the City’s 1,100 acres of industrial and employment land will also be considered for assessment activities.

For several years, the City of Tigard and community members have envisioned a more vibrant and active Downtown Center. We have developed detailed improvement plans and created an Urban Renewal District to implement. The district currently features a mix of small-scale retail, light industrial, multi-unit housing, civic, and auto-oriented uses. Uncertainty regarding contamination from past economic activity has complicated redevelopment plans. The Downtown Center is bound by Oregon Highway 99W to the northwest, Beaverton-Tualatin Highway to the east, and Fanno Creek to the south. These major transportation corridors create severe traffic congestion in the area which discourages visitors, and act as physical barriers, isolating the Downtown Center from the rest of the City. An active rail line (freight and commuter rail) also bisects the area. Fanno Creek, a tributary of the Tualatin River, runs through the downtown.

The existing residential development in the Downtown Center area is primarily low-income multi-unit housing, including a mobile home park. Early development practices led to industrial facilities intermixed with residential, resulting in increased health risks to residents. The area lacks a complete sidewalk network and street connectivity, which discourages walking, restricts access to greenspace and Fanno Creek, and creates a primary reliance on the automobile for transportation. Many residents have to cross major highways to reach grocery stores, healthcare and other essential services. A U.S. Department of Agriculture designated “food desert” (a low-income census tract where a substantial share of residents has low access to a supermarket or large grocery store) is also present in the Downtown Center.

ii. Demographic Information – Tigard and Washington County are among Oregon’s most ethnically diverse areas. 14.3% of our residents are foreign-born, which is greater than Oregon’s average of 9.8%. Tigard’s diversity can be seen in its school district, where 60 different languages are spoken by students.

34% of Tigard-Tualatin School District students qualify for free lunch. The City of Tigard has a reasonable employment base; however, 20% of jobs are in the low-paying retail sector. The Downtown Center has elevated poverty where families and children are twice as likely to be living in poverty as compared to the rest of the City. Averaging and ‘disappearing from the census’ also mask the very visible disparity of “haves and have nots” in the Downtown. The median income of residents of the Downtown Center is 25% less than the City median income. The area has seen a 20% rise in homelessness since 2008, with the top three factors being unemployment, unaffordable

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

rent and eviction by landlords (*Tigard Times*, December 2012). In school year 2012-13 the school district had 202 students who were classified as homeless.

	Downtown Center¹	Tigard	Washington Co.	Oregon	National
Population	12,735 ²	48,035 ²	529,710 ²	3,831,074 ²	308,745,538 ²
Unemployment	4.5% ⁵	5.2% ⁵	5.9% ⁵	7.6% ³	7.3% ³
Poverty Rate	17.0% ⁴	9.8% ⁴	10.9% ⁴	15.5% ⁴	14.9% ⁴
Families Below Poverty:	11.9% ⁴	6.2% ⁴	7.9% ⁴	10.8% ⁴	10.9% ⁴
Children Below Poverty:	21.8% ⁴	11.1% ⁴	13.9% ⁴	20.1% ⁴	20.5% ⁴
Percent Minority	33.5% ²	26.2% ²	28.8% ²	21.5% ²	36.3% ²
Median Household Income	\$49,774 ⁵	\$62,576 ²	\$64,375 ²	\$50,036 ²	\$53,046 ²
Percent Renters	56.4% ²	36.9% ²	36.3% ²	36.3% ²	33.1% ²

1: Downtown Center is comprised of Census Tracts 309, 307, and 308.01; 2: 2010 US Census Data; 3: Bureau of Labor and Statistics (October 2013); 4: 2008-2012 US Census Data; 5: State of Oregon Employment Department

iii. Brownfields – Previous downtown economic activity included businesses such as lumber mills, food processing and light industrial uses that took advantage of the area’s rail access. As a result of the major transportation corridors enveloping the Downtown Center, currently there are a disproportionate number of automotive-related businesses. In November 2013, the City of Tigard completed an inventory database of potential brownfields in the downtown, funded by an Integrated Planning Grant from the Brownfields Redevelopment Program of the state’s economic development department, Business Oregon. The inventory was developed from public databases, historic information, field reconnaissance and public outreach. We identified 112.3 acres of known or potential brownfields in the 193-acre Downtown Center. 75 potential brownfields properties were identified, of which approximately 30 sites appear eligible for either EPA hazardous substance or petroleum funding based on a preliminary evaluation of site eligibility using EPA eligibility criteria. 77% of target properties connect with petroleum use, and 40% of the remaining sites involve hazardous substances. More than 35% lie in an identified low-income area of the community. 36 sites in the Downtown Center were identified as either dry cleaners or automotive service related (gas stations, auto repair). Furthermore, a review of public databases showed that beyond the Downtown Center, 488 potentially contaminated sites (33 hazardous substance sites and 455 petroleum sites) are located within the City.

Much groundwork has been laid for downtown redevelopment and improvement; however, a major challenge has been the uncertainty created by known and potential environmental legacies of Downtown Center properties. These concerns for environmental impacts were expressed by downtown stakeholders at the October 9, 2013, public pre-application workshop. Current and future community users and residents of a sustainable, walkable downtown center cannot be haunted by unknown chemical risks from these legacies. Funding will provide testing to assess risks. Community outreach will allow our citizens to understand technical issues and reach an independent, balanced comfort level of risk. Where risk is unacceptable, clean-up planning will determine ‘how clean is clean enough?’ Local public and private developers/investors require ‘an environmental number’ to evaluate environmental impacts on return on investment when considering Brownfields projects. EPA Brownfields Assessments will provide ‘the numbers’, allow residents to make informed choices on re-use, and incorporate environmental liability into City and developer feasibility studies/financing. Until these fundamentals are addressed, we cannot integrate underutilized Downtown Center properties into the City’s strategic plan.

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

iv. Cumulative Environmental Issues – County data, including Downtown Center, showed 2011 air quality exceeded standards on 32 days, compared to a 10-day state average. Much of the particulate matter comes from transportation related sources. This issue is exacerbated in the Downtown Center by the presence of Oregon Highway 99W, carrying ~50,000 trucks, buses and passenger vehicles a day, one of the heaviest traffic volumes on an Oregon state highway. Nearby Interstate 5 and Highway 217 are heavily congested at peak commute times and contribute to poor air quality. Reducing vehicle miles driven by creating jobs within the community for resident citizens is a priority for the City. Assessments in support of creating jobs and local transit-oriented housing will help alleviate these health and livability concerns.

Fanno Creek has a long history of flooding and pollution from historic industrial practices. Our inventory identified 10 potential Brownfield properties that border it in the Downtown Center. The stigma of contamination inhibits Fanno Creek for recreational enjoyment by citizens, yet does not deter it as an inappropriate source of water, food and shelter for many transient homeless.

Hazardous substances known to be present on the Downtown Center Brownfields and throughout the City are EPA priority pollutants. Many are highly carcinogenic, mutagenic and teratogenic, and result in potential negative health impacts to those who live and work in the Downtown Center.

b. Impacts on Targeted Community – Brownfields in the Downtown Center disproportionately affect low-income populations. 35% of potential Brownfields in our Brownfields inventory are located within low-income areas in the Downtown Center. *Scorecard*®, the non-profit pollution information website, ranks zip code 97223 in the top 40 to 50% of “Dirtiest/Worst Counties in U.S.” relative to total environmental releases. In the subcategories of non-cancer health risk relative to air and water releases and air pollution releases, zip code 97223 is ranked in the top 40 to 50% of “Dirtiest/Worst Counties”. Environmental burden, as measured by releases from listed toxic chemicals based on income, are reported for families of lower income as 127% that of higher income families. Additionally, environmental burden, as measured by toxic chemical releases relative to children from below-poverty families, is 119% compared with those children living above the poverty line. 1.12 times as many persons of color in the Downtown Center live in close proximity to chemical releases typical of Brownfields as their white counterparts. (SCORECARD-Online 2013 <http://scorecard.goodguide.com>). Citywide, 150 of the 488 potential Brownfield properties are sited in or adjacent to economically disadvantaged populations.

Phase I and II assessments in Downtown Center with research done for our brownfields inventory have identified known and potential hazardous materials and petroleum contamination in soil, groundwater and surface waters. The following table identifies example health connections and community concerns in Downtown Center related to known and potential brownfields sites.

Target Examples of Sites	Contaminants ^{A,B}	Public Exposures ^{B,C}	Health Effects ^C	Actually Measured
Closed Plants/Factories <i>Target Example 1:</i> Farmcraft Facility	Hazardous & Petroleum: Pesticides (aldrin, dieldrin, endosulfan, and DDT)	Ingestion, inhalation, direct contact, migration to groundwater, vapor intrusion, stormwater runoff	Cancer; neurological issues; reproductive issues (birth defects and fetal death); and diabetes	Yes, Above ODEQ Risk- Based Cleanup Standards
Flood Properties	Hazardous &	Ingestion, inhalation,	Cancer; damage to	Not currently

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

and Natural Resources <i>Target Example 2:</i> Fanno Creek Watershed	Petroleum: unknowns deposited by floodwaters; solvents, herbicides, pesticides, PCBs, metals	direct contact, migration to groundwater, vapor intrusion, stormwater runoff, mobile sediments	kidneys; liver; central nervous, circulatory, reproductive, immune, and respiratory systems	tested, suffers stigma
Former & Low-risk Gas/Service Stations <i>Target Example 3:</i> Shell Oil.	Hazardous & Petroleum: Fuels, lubricants, asbestos materials, metals, cleaning solvents	Ingestion, inhalation, direct contact, migration to groundwater, vapor intrusion, stormwater	Cancer; renal, central nervous, circulatory, reproductive, and respiratory systems; asbestosis	Yes, Above ODEQ Risk-Based Cleanup Standards
A. EPA Sector Notebooks on Industry, 1995-2005. B. Oregon Department of Environmental Quality – Leaking Underground Storage Tank Program and Environmental Cleanup Site Information System, 2013. C. Agency for Toxic Substance and Disease Registry (ATSDR) ToxFAQs, online 2013.				

c. Financial Need

i. Economic Conditions – This is Tigard’s first request for EPA Brownfield funding. Downtown Center brownfields has been a recognized issue for many years, but we lacked resources to address them. New City leadership, a recovering economy and renewed commitment to downtown revitalization and employment by property owners have vaulted brownfields to a high priority. The Integrated Planning Grant from Business Oregon provided a great starting point for our brownfields program. EPA funds will support that momentum to leverage private investment.

The City is limited in its ability to assess targeted properties without EPA’s assistance. Tigard property values stagnated or declined in the recession. Tigard’s Economic Development department’s annual budget of \$294,000 is mostly for essential services personnel. As we are under 50,000 in population, we cannot apply directly for Community Development Block Grants (CDBG) for projects to benefit vulnerable residents. We compete with other small cities in Washington County for limited county-awarded CDBG funds. With no sales tax in Oregon, we do not have this as a funding source.

Downtown Center was designated an urban renewal district in 2006 to fund revitalization projects such as infrastructure and redevelopment incentives. However, the district’s resources are constrained, currently and for the foreseeable future due to:

Slow property value growth: Urban renewal projects are financed through the tax increment raised in the district. The budget depends on the increase in the district’s property values above a frozen base. The current tax increment is only 56% of what was originally projected at the start of the plan due to stagnated property values from the economic downturn. In addition, the high prevalence of brownfields in the Downtown Center creates a cyclical pattern whereby low levels of redevelopment keep property values and tax revenue down, which limits the City’s ability to reinvest in the area.

Limited budget: Tigard is the ninth largest in population of the 68 Oregon jurisdictions with urban renewal districts, but the district’s maximum indebtedness (\$22 million dollars over 20 years) is only the 48th largest in potential funding. Raising the maximum indebtedness would involve appealing to voters at a time the economic recovery is still shaky.

Urban renewal funds alone are not adequate for the City to address the downtown brownfields issues. EPA grant funding will leverage and extend the limited urban renewal funds that are available for revitalization and provide critical funding to grow our Brownfields Initiative, bridging the current

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

funding gap and allowing a greater number of properties to be assessed for environmental impacts in preparation for redevelopment.

ii. Economic Effects of Brownfields – The presence or potential presence of brownfields has contributed to Downtown Center properties being underutilized, with lower property values than the rest of the City. Property owners often have difficulty financing expansions of businesses where there are environmental issues. Similarly, developers have hesitated to invest in these properties due to the uncertainties associated with the environmental issues. These concerns were substantiated by downtown property owners at the October 2013 pre-application public workshops as a major obstacle to downtown redevelopment and economic revitalization.

In 2005, the *Report Accompanying the City Center Urban Renewal Plan* documented the presence of blighted areas in Tigard's downtown, which is a requirement for forming an urban renewal district in Oregon. Blight is clearly demonstrated by the district's inadequate streetscape, substandard housing development, underutilized commercial lands and deficiency of public spaces. Despite some progress in implementing the urban renewal plan, it remains underdeveloped and lacks the mix of high-quality commercial, office, residential and public uses suitable for the City's Downtown Center. Downtown Center properties have a low improvement-to-land value ratio. Most properties in the district have improvement values less than two times their land values, and many of those properties have improvement values less than their land values. The expectation is that the commercial hub of a small city would have improvement-to-land ratios in the range of 4 or 5 to 1.

The City's urban renewal agency has attempted to purchase a strategic blighted property from a willing seller for redevelopment into a public space and private mixed use building. The major stumbling block to completing the transaction has been the discovery of contamination on the property (possibly originating off-site). The costs of assessing the property and the potential clean-up have complicated the purchase for both the City and the seller. The City is now negotiating with the owner on working with ODEQ on a prospective purchaser agreement. Recognizing how redevelopment is complicated by brownfields issues such as these was one of the factors in deciding to seek EPA Brownfield Assessment grant assistance.

The country's economic downturn that began in 2008 had an adverse impact on the Tigard community. These economic effects are magnified by the presence of Brownfields that limit investment of available funds in Brownfields properties. While a recovery is slowly improving conditions, long-term unemployment and underemployment remain stubbornly high in Oregon. Also, many of the available jobs are in the low-paying retail sector, and there is a dire need to create family wage jobs through redevelopment and expansion of Brownfields properties.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

i. Consistency with Community and Redevelopment Plans – The EPA Brownfield assessment grant would fund the City's brownfield initiative, focusing on the redevelopment and improvement opportunities in its Downtown Center. These grant funded activities are in alignment with not only the Tigard Downtown Improvement Plan and City Center Urban Renewal Plan, the blueprints to downtown revitalization, but also the Citywide 2014-2034 Strategic Plan's vision to "create the most walkable community in the Pacific Northwest where people of all ages and abilities enjoy healthy and interconnected lives."

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

The City and its citizens have spent many years of visioning and planning the revitalization of the downtown center, including the public processes that have led to the Tigard Downtown Improvement Plan, the voter-approved City Center Urban Renewal Plan, Downtown Streetscape Plan, Fanno Creek Park and Plaza Master Plan, and the Tigard Downtown Vision. The City envisions downtown as Tigard's "green heart," accessible by all modes of transportation, with increased access to public open space and restorations of the natural resource of Fanno Creek. Tigard's redevelopment strategy is to incentivize new development and implement the thirty-six projects listed in the Urban Renewal Plan. These strategic projects will catalyze redevelopment and create a thriving core, with a combination of uses that enable people to live, work, and play there.

As set forth in the Tigard Comprehensive Plan, new housing in the downtown will provide for a range of housing types, including affordable, market-rate, and workforce housing in a high-quality living environment convenient to transit. Downtown Tigard was identified as a potential station area in the High Capacity Transit Land Use Plan. High Capacity Transit is currently being analyzed as part of Southwest Corridor Transit planning. The Downtown Center is also designated by Metro (the Portland metropolitan area's regional government) as a Town Center (an area to focus growth).

Complicating plan implementation are real and perceived environmental threats to the health and welfare of the Downtown Center. EPA Brownfields Assessment funding will provide a bridge to enable Tigard to confirm or remove the suspected environmental issues, integrating these underutilized properties into the City's Strategic Plan, and developing clean-up strategies so property owners can move forward. This EPA funding will also be used to support community planning to identify feasible uses of these sites, determine infrastructure upgrades or other improvements needed to support development, and build community support for redevelopment. Funding would be prioritized for the downtown and secondarily on key sites that build on Tigard's economic clusters in the City's 1,100 acres of industrial and employment land that may be contaminated. Redeveloping or expanding on existing employment properties is critical because of the City's dwindling supply of employment land. The 2011 Tigard Economic Opportunity Analysis recommended an efficient land demand strategy including redevelopment of underutilized land.

ii. Management – Tigard has successfully managed numerous community projects. The City will develop a detailed work plan with clear milestones and responsibilities to ensure completion of the grant funded project within three years. The work plan will be developed at a kick-off meeting, including participation from the City Manager, the Community Development Director, the Economic Development Manager and other key City staff. Gil Wilstar, ODEQ's Brownfields Coordinator, and Rebecca Wells-Albers, ODEQ's Northwest Brownfields Coordinator, will also be invited to participate. The meeting will identify project goals and strategies, and identify responsibilities within the work plan, with performance measures to track progress.

Tigard will use a cooperative team approach for the EPA Assessment project. Two project teams will be established to design and implement the project. A Community Engagement Team will be created to develop and implement strategies to enhance the involvement of citizens and will be composed of members of various City departments, as well as members of community and non-profit organizations, the business community and other stakeholders. A Technical Team will be formed to support the identification and assessment of brownfields properties in the targeted areas. Status updates will be incorporated into the City's existing reporting structure. The project manager will provide monthly progress updates including milestones, outputs, and outcomes to the Community Development Director, and will meet regularly with key project partners.

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

The City has a close, productive partnership with the Tigard Downtown Alliance, a private non-profit advocacy organization of property and business owners and other community stakeholders. Working with this organization and through the Community Engagement Team, the City will inform stakeholders of the program and resources that are available.

Within three months of grant award, Tigard will hire qualified consultants to: assist in community engagement activities; build on our brownfields inventory; conduct Phase I and Phase II assessments; and develop clean-up and reuse plans. These services will be solicited using EPA procurement practices. The City's established procedures include seeking statements of qualifications and price proposals that, depending on contract amount, are reviewed by the City Manager and staff (contracts under \$100,000) or the Local Contract Review Board (contracts over \$100,000). Professionals with previous brownfields experience will be encouraged to compete. Contractors who submit the lowest bona fide bids and are considered to be fully responsible and qualified to perform the work will be selected.

iii. Site Selection – As part of the preliminary inventory of potential Brownfields in the Downtown Center, a preliminary set of ranking criteria was developed to begin the process of site prioritization and selection. The criteria included: property owner willingness to move forward; catalytic potential of the site; positive impact on environmental justice area; type of potential contamination; and size and utilization of the site. Assessments will be performed on sites with willing participants who will sign access agreements with the City. Potential state incentive programs and ODEQ's Voluntary Clean-up Program will also be discussed.

The Brownfield Assessment grant would provide resources to build on this initial prioritization work and confirm the criteria with the community. The Community Engagement Team will engage in dialogues with community stakeholders, including representatives of property owners, business owners, residents and members of community organizations, to refine the ranking criteria for determining which sites should be targeted with the grant resources. The ranking and prioritization process will be integrated with ongoing planning efforts to ensure sites chosen for assessment align with the City's overall vision and planning efforts. In addition, we will utilize public outreach to gather input from the community on which sites are a priority to the community based on location, degree of potential impacts, health concerns and marketability.

The need for assessment funding and property owner willingness to participate and sign access agreements has already been demonstrated during our recent Brownfield activities. The Business Oregon grant included funds for the October public workshops and to perform three Phase I ESA's on highly ranked sites. Two site assessments are now underway, with the third soon to be, which demonstrates property owner interest and momentum in the program and redevelopment. We want to take advantage of this momentum through Assessment grant assistance.

b. Task Description and Budget Table – Shown in the following budget table, 76.4% of grant funds will be expended directly toward completing Phase I and Phase II assessments.

Hazardous Substances Budget Categories			Project Tasks		
(programmatic costs only)	Task 1 - Community Engagement	Task 2 -Site Assessments	Task 3 – Clean-up and Reuse Planning	Task 4 – Grant Implementation	Total

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

Personnel	\$4,000	\$4,000	\$4,000	\$3,000	\$15,000
Fringe Benefits	\$800	\$800	\$800	\$600	\$3,000
Travel	\$0	\$0	\$0	\$2,000	\$2,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$500	\$500	\$500	\$2,000
Contractual	\$7,500	\$147,500	\$20,000	\$0	\$175,000
Meeting Expenses	\$1,500	\$0	\$1,500	\$0	\$3,000
Total	\$14,300	\$152,800	\$26,800	\$6,100	\$200,000

Petroleum Budget Categories			Project Tasks		
(programmatic costs only)	Task 1 - Community Engagement	Task 2 - Site Assessments	Task 3 - Cleanup and Reuse Planning	Task 4 - Grant Implementation	Total
Personnel	\$4,000	\$4,000	\$4,000	\$3,000	\$15,000
Fringe Benefits	\$800	\$800	\$800	\$600	\$3,000
Travel	\$0	\$0	\$0	\$2,000	\$2,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$500	\$500	\$500	\$2,000
Contractual	\$7,500	\$147,500	\$20,000	\$0	\$175,000
Meeting Expenses	\$1,500	\$0	\$1,500	\$0	\$3,000
Total	\$14,300	\$152,800	\$26,800	\$6,100	\$200,000

Task Description. Task 1 – Community Engagement: Tigard will actively engage residents, property owners, business owners and other stakeholders in implementing its Community Involvement Plan for our Brownfields Initiative. Participants will help the City decide how and where to focus EPA resources and help determine reuse options at the sites. Expenses for materials production, public meeting costs excluding food, and enhanced online engagement services are included. Meeting expenses will include translation services. The budget for both petroleum and hazardous substances grants is based on personnel time of 80 hours x \$50/hour (\$4,000 hazardous substance, \$4,000 petroleum), and contractual time at 75 hours x \$100/hour for hazardous substance sites (\$7,500) and 75 hours X \$100/hour for petroleum sites (\$7,500).

Task 2 – Site Assessments: With Brownfields Assessment funding, Tigard will build on its existing GIS based Brownfields inventory and update it within the Downtown Center and throughout the City at an estimated cost of \$25,000. Based on the results of the inventory and prioritization process, we will initiate and complete up to 20 Phase I assessments (10 hazardous substances, 10 petroleum) on opportunity sites, estimated at \$4,000 each. The City also plans to conduct up to 10 Phase II assessments (5 hazardous substances, 5 petroleum) on high priority sites, estimated at \$19,000 each. These activities will be conducted by qualified environmental professionals. Programmatic implementation by Tigard staff is included.

Task 3 – Clean-up and Reuse Planning: Clean-up and reuse plans, at an estimated cost of \$20,000 hazardous substance and \$20,000 petroleum, will be developed by qualified environmental professionals and real estate economics experts, with significant input from the community. These planning activities will include the consideration of which reuse options and feasible economic approaches are consistent with the public health and environmental objectives at these sites. Budget includes City staff to manage these activities as \$6,800 hazardous substance and \$6,800 petroleum.

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

Task 4 – Grant Implementation: Includes the management, implementation and execution of the grant. Limited funding will support project manager labor as liaison between EPA Region 10 and Tigard and assuring compliance with requirements of the cooperative agreement. Travel expenses are to attend EPA's national Brownfields Conference (if held) and other regional brownfield workshops over the course of the project period to learn best practices and identify ways to leverage EPA resources. Task includes 12 quarterly, 2 annual, 1 closeout reports and ACRES reporting.

c. Ability to Leverage – EPA Brownfields funding will build on significant investment in public funds that have been, or will soon be, made in the following areas:

Sustainable infrastructure: The City invests in sustainable infrastructure to protect the vulnerable Fanno Creek watershed; including a 2011 \$7 million reconstruction of Burnham Street as described in 4.b. The City will construct a similar \$3.7 million Main Street green street project in 2014. \$2.2 million is committed for a future phase 2 to complete the remaining section of Main Street.

Open Space Funding: \$1.7 million in 2010 Park Bond funds have been committed to purchase and develop downtown public open space, including potential purchase of contaminated property. A Capital Improvement Plan partnership with Washington County's Clean Water Services will "re-meander" a downtown section of Fanno Creek, restoring natural vegetation and improving wildlife habitat.

Urban renewal funds/ Tax Increment Financing: The urban renewal agency has contributed about \$500,000 to infrastructure projects in the downtown. It has awarded \$170,000 in matching grants for façade improvements of seventeen small businesses. The agency has also funded development studies to encourage redevelopment, including three on sites with potential contamination.

Trail improvements: The City is completing two Fanno Creek Trail segments to connect walkers and cyclists to parks, schools, libraries and businesses. The City has applied for a \$1.2 million Oregon Department of Transportation grant to build the Tigard Street Trail, a ¾ mile multi-use off-street path, and small public plaza in an unused rail right-of-way that starts in downtown.

Street improvements: In 2011 the state, county and City partnered to complete two major intersection improvements projects (\$12 million combined) on Highway 99W within the Downtown that have reduced some traffic congestion.

Metro redevelopment feasibility grant: The City was awarded a \$100,000 Community Development and Planning grant from the Metro regional government to undertake redevelopment feasibility studies for new transit oriented housing and mixed uses development on two sites in the downtown.

Business Oregon Brownfields Redevelopment Program grant: In June 2013, the City was awarded a \$25,000 Integrated Planning Grant to fund start-up activities for our Brownfields initiative. Activities funded by the grant included an inventory of potential Brownfields in the Downtown, two public workshops and three Phase I ESA's on high-ranking properties.

Brownfields Public Health: The Washington County Department of Health (WCDH) was awarded a \$12,500 Oregon Health Authority (OHA) grant to undertake capacity building for public health involvement in Tigard brownfield and land revitalization efforts.

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

Private Investment: EPA funds will leverage private investment such as Community Partners for Affordable Housing 47-unit affordable housing project. The City is currently partnering with a private developer on a feasibility study for a Downtown transit oriented housing project.

Other opportunities: Should we be awarded EPA Assessment grant funding it would seek to further leverage other opportunities including:

- Targeted Brownfields Assessments: Tigard will work with EPA Region 10 to pursue additional resources and support for Brownfields assessments.
- Business Oregon Brownfields RLFs: Tigard will explore additional sources of Brownfields clean-up funding from Business Oregon.
- EPA Cleanup Grant: If as a result of the project Tigard acquires properties, it will seek EPA Cleanup funds to help remediate and return those sites to productive reuse.
- Job Training Grant: Building on proposed partnerships with Portland Community College and Oregon Tradeswomen, Inc., we may explore future EPA Environmental Workforce Development and Job Training resources to provide opportunities for neighborhood residents to develop skills in the environmental field.
- CDBG: The City will compete for county CDBG funds to build sidewalk connections, and infrastructure development that supports affordable housing in the Downtown.
- TIGER/Sustainable Transportation Grants: To further its Strategic Plan, Tigard will investigate TIGER and other project funding from DOT and the Oregon Department of Transportation, to help develop Complete Streets and promote walkability in the area.
- Foundations: Tigard may seek funding from foundations to improve the quality of life in low-income communities and to further its strategic plan focused on walkability.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. **Plan for Involving Targeted Community & Other Stakeholders**– The Tigard Downtown Improvement Plan, the blueprint for downtown redevelopment, was the result of a substantial public involvement effort eight years ago, with 1,300 community members providing input. The City will continue to actively engage the public in its brownfields initiative. Specific to the Downtown Center, the City will develop a Brownfields Community Involvement Plan (CIP) to guide community engagement and coordinate and complement the existing plans.

Utilizing an Integrated Planning Grant from Business Oregon's Brownfield Redevelopment program, the City organized and promoted two workshops to educate and inform property owners and the general public on Brownfields issues. The first workshop was sponsored by the volunteer City Center Advisory Commission. The second workshop was promoted by the Tigard Downtown Alliance, a non-profit organization of downtown Tigard stakeholders. These workshops were attended by over 60 community members. The panels featured experts from the EPA, Business Oregon, the Oregon Health Authority, local environmental contractors, and the development community. The City will build on this work as well as the Brownfield public health outreach to be funded by the grant awarded to the Washington County Department of Health.

Throughout the project period, Tigard will continue to communicate with the community through Community Engagement Team meetings, presentations to the Community Organization listed in 3.c., community listening sessions, newsletter mailings, websites, online engagement and social media, and other communication vehicles. All written outreach materials will be made available in English, Spanish and Vietnamese. Public project meetings will be scheduled with interpreter services

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

for non-English speaking residents and with child care available. Consultants with expertise in community engagement will be hired to improve outreach to disadvantaged communities.

b. **Partnerships with Govt. Agencies** – The City has developed a close partnership with the **Washington County Department of Health** (WCDH) on brownfield public health issues. A representative of WCDH helped plan the two City-sponsored Brownfields workshops. WCDH was recently awarded a competitive grant from the **Oregon Health Authority** to build capacity for public health involvement in Tigard’s brownfield and land revitalization efforts. As part of the project it will convene a brownfield advisory committee composed of diverse stakeholders representing the Downtown Center’s most vulnerable populations including youth, seniors, Latinos and homeless, and will hold three community listening sessions using the ATSDR Action Model as a facilitation guide.

Tigard is working cooperatively with the **Oregon Department of Environmental Quality** (ODEQ) to identify appropriate sites for brownfields assessments and cleanup. We will also be working with ODEQ on prospective purchaser agreements if we purchase contaminated property. Gil Wilstar, ODEQ’s Brownfields Coordinator, and Rebecca Wells-Albers, ODEQ’s Northwest Region Brownfields Coordinator, have already been invited to participate on the project team. At the request of ODEQ, City staff recently gave a presentation on our Brownfield activities to the Oregon Brownfield Forum Networking meeting, to an audience of public and private practitioners.

In June 2013, **Business Oregon**, the state’s economic development agency, awarded the City an Integrated Planning Grant through its Brownfield Redevelopment Program. With this grant, we completed key projects in preparation for this grant application: a brownfields inventory, two public workshops, and three Phase I ESA’s for high-ranking properties. In addition, the City will explore opportunities to tap into Business Oregon’s two additional sources of brownfields cleanup funding: the Oregon Brownfields Redevelopment Fund, funded by proceeds from the sale of state revenue bonds; and the Oregon Coalition Brownfields Cleanup Fund, capitalized through a revolving loan grant from EPA.

The City has an active partnership with **Metro**, the directly elected regional government of the Portland metropolitan area. We have received numerous grants from Metro, including \$3.9 million in grants (Federal transportation funds) for the Main Street green street. In August, Metro awarded a grant for pre-development activities for a transit oriented residential development on the City owned Public Works Yard property. The City also participated on Metro’s technical advisory committee for the Regional Brownfields Scoping Project that sought to understand the scale of contaminated properties in the region and assess a range of policy solutions.

As described elsewhere in the application, we have also partnered with the **Oregon Department of Transportation** and Washington County’s **Clean Water Services** on Downtown projects. The **Governor’s Regional Solution Center** can also help align state and Federal resources to support the project.

c. **Partnerships with Community Organizations** – Tigard is engaging with the following community-based organizations on the project:

- A new non-profit representing Downtown property owners, business owners, and residents and advocating for downtown revitalization—the **Tigard Downtown Alliance**—will provide time at

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

their meetings for project updates, co-host information sessions, and have members serve on the Community Engagement Team.

- Business associations and business advocacy groups such as the **Tigard Area Chamber of Commerce**, the **Westside Economic Alliance** and the **Hispanic Metropolitan Chamber** will publicize the program and support the City's efforts to attract developers and businesses.
- Non-profit brownfields experts like **Groundwork Portland** will serve as a resource for introducing an accessible and equitable process using innovative methods to engage residents.
- Civic organizations such as the **Center for Intercultural Organizing** will ensure that the City's outreach is reaching all segments of the community.
- The City will partner with **Portland Community College** and **Oregon Tradeswomen, Inc.** (a current EPA Environmental Worker Training grant recipient) on exploring opportunities to provide internship, mentorship and workforce development in environmental jobs for students, women and residents of the target area.
- Environmental organizations such as the **Tualatin Riverkeepers** will provide community involvement through outreach, event-hosting and dissemination of project information.
- **Community Partners for Affordable Housing** will build community support and provide meeting rooms for community meetings.
- Community non-profit organizations such as the **Tigard Area Farmers Market**, **Kiwanis Club**, and the **Mask and Mirror Theater** will offer project communication at their events.
- Members of the **Neighborhood Involvement Committee** and the **City Center Advisory Commission**, which represents residents that live closest to the targeted brownfields and other Downtown stakeholders, will serve on the Community Engagement Team. Area residents will help determine which brownfields properties are appropriate for assessments, help conduct outreach and gather input within their communities.

4. PROJECT

a. Health and/or Welfare and Environment – Completing brownfields assessments in the targeted areas is the critical first step to prepare these properties for redevelopment. A revitalized Tigard will create significant public health and welfare benefits:

- Approximately 60% of the Downtown Center is covered by known or potential brownfields properties. EPA funding will enable Tigard to remediate contaminants in the Downtown Center and limit exposure to carcinogenic, mutagenic and teratogenic substances, particularly to vulnerable populations such as children, the elderly, and pregnant women.
- Air quality is a major concern due to the presence of major transportation corridors in the Downtown Center. 87% of employed residents commute outside the City and 92% of Tigard workers commute in. The creation of more jobs within the Downtown Center and construction of affordable housing will allow workers to live closer to where they work, reducing vehicle traffic and improving air quality.
- Fanno Creek is a 303(d) listed water body impacted by stormwater runoff with 10 potential brownfields sites located adjacent to it. Assessment and clean-up of the brownfields sites with grant funds would significantly improve the water quality.
- Brownfields clean-up will remove blight and catalyze new development.
- Based on 4.5 acres of greenspace preserved per acre of Brownfields redeveloped (Northeast Midwest Institute, Benefits of Developing Brownfields, 2006), 126 acres of greenspace would be preserved in redeveloping 25% of our inventoried Brownfields properties.

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse– The City has been implementing green infrastructure in the Downtown Center, most significantly the \$7 million reconstruction of Burnham Street completed in 2011. The Burnham Street project included 10-18 foot sidewalks to encourage strolling, LED streetlights and green streetscape planters that remove pollutants from stormwater. The Main Street green street (construction starting January 2014) will incorporate all of these features. Redevelopment of Brownfields allows the reuse of existing streets, sewer lines and other infrastructure, saving resources and reducing the costs of redevelopment. The City's downtown plans will also:

- Expand parks and open space, to improve air and water quality, and enhance quality of life.
- Encourage low-impact development to prevent stormwater run-off.
- Include working with developers to install efficient electrical, heating and cooling systems in new facilities, and build retrofits to help reduce Tigard's carbon footprint.
- Include the recycling of deconstructed building materials.

ii. Integrated equitable development and livability principles was shown in the City's partnership with Community Partners for Affordable Housing (CPAH) in construction of the Knoll at Tigard housing project in the downtown. This 47-unit project exemplifies several of the livability principles:

- Provides affordable housing for seniors, including 12 units reserved for veterans.
- Promotes transportation choices—it is within .25 miles of the Tigard Transit Center.
- Sustainable features: 15,000 gallon, underground rainwater cistern for flushing toilets and a vegetated "green column" provides shade in summer and more light to the building in winter.

The City partnered with CPAH by securing \$459,769 of Community Development Block Grant (CDBG) funds for the project's public street and sidewalk improvements. The City also re-zoned the property to allow higher density, ahead of planned re-zoning of the district.

c.i. Economic/non-Economic Benefits– Redevelopment of brownfields will expand Tigard's tax base and provide the necessary tax increment to further implement the urban renewal plans in the Downtown Center. Focusing new development in the downtown will help accomplish the City's community and economic development goals of attracting more family wage jobs and affordable housing options that are convenient to transit.

The Portland region's urban growth boundary encourages cities to develop and redevelop land within their boundaries, rather than annex undeveloped land. Lack of available land and infrastructure make it unlikely that Tigard will be able to annex new employment land, so it must focus its efforts on sustainable redevelopment, which is typically more complex. Tigard would benefit from the reuse of these employment sites and infrastructure. Based on 17 jobs produced per acre of Brownfields redeveloped (NEMWI, 2006), developing 25% of the potential Brownfields identified in the Downtown Center would result in the creation of almost 500 new jobs and expand the tax base by several million dollars.

One of the major goals of the downtown plan is to expand access to trails and open space, for the targeted community and the larger city. Expanding trails will connect people to jobs, transit and leisure. Addressing brownfields will help implement these capital improvement projects.

ii. Job Training/Placement– The City has proposed a partnership with Portland Community College, the largest post-secondary institution in Oregon (serving 93,000 full- and part-time

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

students). PCC will work with us on internship, mentorship and workforce development opportunities for students enrolled in environmental studies and health-related programs. The City has also proposed a partnership with Oregon Tradeswomen, Inc., a 2012 EPA Brownfields job training grantee. Students/trainees may participate in aspects of the site assessments. The City will also reach out to partner on job training with WorkSource Oregon, and local employers.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability– The EPA Brownfields project will be supervised by Kenny Asher, the City’s Community Development Director. Kenny has over 15 years of local government management experience. Sean Farrelly, the City’s Redevelopment Project Manager, will provide day-to-day management of the project. He has eight years of community and economic development experience. He manages Tigard’s revitalization efforts and urban renewal budget. Sean has a Masters of Urban Planning from Portland State University and a Bachelor of Arts degree from New York University in Politics and Economics. Sean will serve as a liaison between EPA Region 10 and Tigard, and will be responsible for assuring compliance with the administrative and reporting requirements of the agreement, including ACRES, outcomes and outputs. He will lead all of the community engagement activities associated with the grant, and will be responsible for hiring and managing paid consultants. Sean will be assisted by the following City staff:

- Lloyd Purdy, the Economic Development Manager, manages citywide economic programs.
- Mike Stone, the City Engineer, is responsible for utility master planning and administering the City’s capital improvements program.
- Toby LaFrance, the Finance Director, will oversee financial reporting and federal grant compliance under the Single Audit Act and OMB Circular A-133.
- Jeff Bennett, the contract City Attorney, will provide legal expertise on public contracts, real estate transactions, litigation, and compliance.

Retaining Project Leadership/Recruiting Qualified Staff– Tigard has assembled a committed team of employees to manage and conduct the EPA Assessment project. Tigard will use a team approach to ensure that work on the project is not dependent on just a few City personnel. The Community Engagement and Technical Teams will be staffed with employees who will work collaboratively to accomplish project goals. This framework will ensure that milestones will be achieved, even in the event of employee turnover. Should the need arise to recruit new staff to work on the project, Tigard will seek candidates with experience in brownfields redevelopment. Hiring for open positions will be expedited to ensure the team is running at full strength.

Acquiring Additional Expertise and Resources– Tigard will hire qualified consultants to help support community engagement activities; conduct Phase I and Phase II assessments; and develop clean-up and reuse plans. These services will be solicited using standard procurement practices consistent with the EPA Cooperative Agreement. Our established procedures include seeking statements of qualifications and price proposals that are reviewed by the City Manager/staff, or the Local Contract Review Board. Professionals with relevant experience will be encouraged to submit proposals.

b. Audit Findings– Tigard has an exemplary record of managing Federal, state and regional grants over the years. Tigard has never been cited for any adverse audit findings.

c.ii. Past Performance and Accomplishments

City of Tigard, OR – Application for FY14 EPA Brownfields Assessment Grant

1. Purpose and Accomplishments— The City has never received an EPA Brownfields Grant but has received other Federal and non-Federal grants:

A. ARRA- 10MG Reservoir Improvement— In September 2009, the EPA awarded a grant of \$2.4 million and loan of \$2.4 million. It was administered by the Infrastructure Finance Authority – Oregon Business Development Dept. – Safe Drinking Water Revolving Loan Fund. The outcome was the successful planning, design and construction of a new, more energy-efficient pump station; seismic retrofitting of the existing 10 million gallon terminal reservoir; installing backup power generation; and structurally retrofitting the reservoir for future solar power generation.

B. Community Development Block Grants - Knoll Infrastructure Improvements— In June 2010, the City was awarded \$459,769 by the Washington County Office of Community Development. This CDBG grant was used to support Community Partners for Affordable Housing's construction of the Knoll affordable senior housing in an area that developed without sidewalks. The outcomes were new sidewalks, storm drainage and landscaping along the project's street frontages and the upgrading of an intersection traffic signal (required by ODOT). Without the grant, the infrastructure improvement costs would have made the Knoll infeasible.

C. Dept. of Energy - Tigard Permit Center Roof— In September 2009, the City was awarded a \$230,500 grant through a U.S. Department of Energy, Energy Efficiency and Conservation Block Grant. The outcome of the grant was the replacement of the Tigard's Permit Center building roof that resulted in a 13% reduction in building energy use. The failing roof, which had areas of near zero R-Value, was replaced with a new Energy Star-compliant roof, with an R-Value of 20.5.

D. SAMHSA/ Drug Free Communities— The Tigard Police Department was awarded \$100,000 per year from September 2007 to September 2012 as part of the Drug Free Communities Support Program sponsored by the Substance Abuse and Mental Health Services Administration (SAMHSA). The purpose was to strengthen collaboration among communities, non-profit agencies and governments to prevent and reduce youth substance abuse. Outcomes included increased community participation; implementing underage drinking and substance abuse campaigns; and increased enforcement and awareness of existing policies among vendors.

E. Dept. of Transportation-eCitation/eCrash Traffic Safety Grant— The Tigard Police Department was awarded a \$131,943 grant in September 2013 from the U.S. Department of Transportation (passed through the state DOT) to install electronic ticketing and crash safety system in its patrol cars. The project will be considered fully implemented after all patrol officers have been trained.

2. Compliance with grant requirements—

A. ARRA- 10MG Reservoir Improvement— The project was completed on-time and within budget and met the terms and conditions of the agreement. The disbursement request included documentation pertaining to "Buy American" verification, certified payroll verification, contractor invoices and weekly project management control documentation.

B. Knoll Infrastructure Improvements — The City met all reporting requirements for grant administration. A November 2011 monitoring visit by Office of Community Development staff found the project files were well organized and in compliance with federal CDBG requirements.

C. Dept. of Energy - Tigard Permit Center Roof — The City complied with its work plan, all federal reporting requirements, and all terms and conditions of the grant. The project was completed in the summer of 2011, and the grant was officially closed out in the fall of 2011.

D. SAMHSA /Drug Free Communities— The work plan was adhered to each year of the grant. Grant reporting was conducted in a timely manner.

E. Dept. of Transportation-Traffic Safety Grant— The City adhered to all grant requirements to date. Both the hardware and software have been installed on time in the patrol cars, and training for officers has been scheduled. All reporting requirements with ODOT have been met.

III.C. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The City of Tigard is a General Purpose Unit of Local Government as defined under 40 CFR Part 31.

2. Letter from the State or Tribal Environmental Authority

A letter from Nina DeConcini, Northwest Region Administrator from the Oregon Department of Environmental Quality, is attached.

3. Community Involvement

The City will develop a Brownfields Community Involvement Plan (CIP) to guide community engagement and coordinate and complement the existing plans. A Community Engagement Team will be created to develop and implement strategies to enhance the involvement of citizens and will be composed of members of various City departments, as well as members of community and non-profit organizations, the business community and other stakeholders. The City will build on the public outreach performed with the assistance of a Business Oregon Brownfield Redevelopment Grant, as well as the public health outreach in Tigard, funded by a grant awarded to the Washington County Department of Health.

Throughout the project period, Tigard will continue to communicate with the community through Community Engagement Team meetings, presentations to Community Organizations, community listening sessions, newsletter mailings, websites, online engagement, social media, and other communication vehicles. All written outreach materials will be made available in English, Spanish and Vietnamese. Public meetings will be scheduled with interpreter services for non-English speaking residents, and with child care available. Consultants with expertise in community engagement will also be hired to improve outreach with disadvantaged communities.

Sixteen community-based organizations have expressed support for the grant application and will help us engage the community in a variety of ways, from inviting City staff to speak at their meetings, to participating on the Community Engagement Team.



Oregon

December 19, 2013

Susan Morales
U.S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: Support for the City of Tigard's Application for a Community-Wide Brownfield Grant

The Oregon Department of Environmental Quality (DEQ) acknowledges and supports the City of Tigard's application for a \$400,000 community-wide brownfield grant. In April of this year, representatives from the city met with DEQ to discuss the resources available to identify and address brownfields in their community. DEQ will provide technical assistance to the city to encourage brownfield assessments and redevelopment of Tigard's downtown core.

The City of Tigard has already begun their brownfield initiative by conducting community engagement sessions and developing a preliminary brownfields inventory. Using funds from Business Oregon, the city identified approximately sixty properties that are known or suspected to have contamination. The city plans to use EPA grant funding to conduct environmental assessments of some of these properties, which will support the city's efforts to develop a vibrant downtown core that includes opportunities to work, live, and recreate.

DEQ recognizes the vital role brownfield redevelopment plays in promoting economic stability and the protection of human health and the environment. Therefore, DEQ supports Tigard's application for the EPA Brownfield Grant. Please feel free to contact Rebecca Wells-Albers, DEQ Northwest Region Brownfield Coordinator, by phone at 503-229-5585 if you have any questions.

Sincerely,

Nina DeConcini
Northwest Region Administrator

cc: Jennifer Purcell, Oregon DEQ (electronic)
Christine Svetkovich, Oregon DEQ (electronic)
Gil Wistar, Oregon DEQ (electronic)



Demonstration of Leveraging

1. Business Oregon Brownfields Redevelopment Fund grant: \$25,000
2. Metro Downtown Mixed-Use Development Projects: \$100,000
3. Washington County Health/Oregon Health Authority Support of Building Public Health Capacity in Brownfield Planning: \$12,500
4. Metro/ODOT/Federal Aid Surface Transportation Main Street Green Street: \$2.7 million
5. Metro/ODOT/Federal Aid Surface Transportation Main Street Green Street Phase 2: \$1.2 million
6. Application to Oregon Department of Transportation for Tigard Street Trail construction: \$1.2 million

**OREGON BUSINESS DEVELOPMENT DEPARTMENT
BROWNFIELDS REDEVELOPMENT FUND
GRANT AGREEMENT**

1

BETWEEN: State of Oregon, acting by and through its (State)
Oregon Business Development Department
775 Summer Street NE, Suite 200
Salem, Oregon 97301-1280

AND: City Center Development Agency of the City of Tigard (Recipient)
13125 SW Hall Boulevard
Tigard, Oregon 97223

DATE OF AWARD: June 13, 2013

PROJECT NUMBER: N13012

**SECTION 1
LEGAL BASIS OF AWARD**

Pursuant to ORS 285A.188(2), and OAR 123-135-0000 through 123-135-0110 ("Program Rules"), State is authorized to enter into a grant agreement and to make an award from the Brownfields Redevelopment Fund ("Fund"). State is willing to make the grant on the terms and conditions of this Agreement. Accordingly, the parties agree as follows:

**SECTION 2
GRANT AWARD**

Section 2.01. Grant. In accordance with the terms and conditions of this Agreement, State will provide Recipient with a maximum of \$25,000 ("Grant") from the Brownfields Redevelopment Fund for the activities and purposes set forth in Exhibit A (the "Project"). All expenditures of Grant moneys must be in accordance with the Project budget set forth in Exhibit B.

Section 2.02. Disbursement of Grant Moneys. Subject to Sections 2.03, State will disburse the Grant moneys to Recipient on an expense reimbursement basis, within thirty (30) days after State's receipt of a disbursement request on a form provided by State, accompanied by documentation satisfactory to State of the expenses for which reimbursement is requested. The documentation must include invoices and receipts as applicable. Subject to the availability of undisbursed Grant moneys, each disbursement of Grant moneys under this Section 2.02 will be in an amount equal to the total amount of expenses satisfactorily documented in the disbursement request, provided that any reimbursement of travel expenses cannot exceed the State of Oregon approved rates.

Section 2.03. Conditions Precedent to Each Disbursement. State's obligation to disburse Grant moneys to Recipient pursuant to Section 2.02 is subject to satisfaction, with respect to each disbursement, of each of the following conditions precedent:

(a) The Oregon Department of Administrative Services has not notified the Business Development Department of an anticipated shortfall in Oregon State Lottery revenues for the biennium in which this Agreement becomes effective or for any biennium thereafter;

(b) Moneys are available in the Brownfields Redevelopment Fund to finance the disbursement;

(c) State has received sufficient appropriations and other expenditure authorizations to allow State, in the reasonable exercise of its administrative discretion, to make the disbursement;

(d) No default as described in Section 6.03 has occurred and is continuing;

**CONSTRUCTION EXCISE TAX GRANT
INTERGOVERNMENTAL AGREEMENT
Metro – City of Tigard
Downtown Mixed-Use Development Projects**

This Construction Excise Tax Grant Intergovernmental Agreement (“CET Grant IGA”) is effective on the last date of signature below, and is entered into by and between Metro, a metropolitan service district organized under the laws of the state of Oregon and the Metro Charter, located at 600 Northeast Grand Avenue, Portland, OR, 97232-2736 (“Metro”), and the City of Tigard (“City”), located at 13125 SW Hall Blvd., OR 97223, collectively referred to as “Parties.”

WHEREAS, Metro has established a Construction Excise Tax (“CET”), Metro Code Chapter 7.04, which imposes an excise tax throughout the Metro regional jurisdiction to fund regional and local planning that is required to make land ready for development after inclusion in the Urban Growth Boundary; and

WHEREAS, the CET is collected by local jurisdictions when issuing building permits, which the local jurisdictions then remit to Metro pursuant to Construction Excise Tax Intergovernmental Agreements to Collect and Remit Tax (“CET Collection IGAs”) entered into separately between Metro and the local collecting jurisdictions; and

WHEREAS, the City has submitted a CET Grant Request (“Grant Request”) for the Downtown Tigard Mixed-Use Development Projects (“Project”); and

WHEREAS Metro has agreed to provide the City CET Grant funding for the Project in the amount of \$100,000 subject to the terms and conditions set forth herein, and the parties wish to set forth the funding amounts, timing, procedures and conditions for receiving grant funding from the CET fund for the Project.

NOW THEREFORE, the Parties hereto agree as follows:

1. Metro Grant Award. Metro shall provide CET grant funding to the City for the Project as described in the City’s CET Grant Request, attached hereto as Exhibit B and incorporated herein (“Grant Request”), in the amounts and at the milestone and deliverable dates as set forth in Exhibit A attached hereto and incorporated herein (“Deliverables Schedule”), subject to the terms and conditions in this Agreement.
2. City Responsibilities. The City shall perform the Project described in the Grant Request and as specified in this Agreement and in Exhibit A, subject to the terms and conditions specified in this Agreement and subject to the “funding conditions” identified by the Screening Committee as stated in Metro Council Resolution No. 13-4450, Exhibit A. The City shall obtain all applicable permits and licenses from local, state or federal agencies or governing bodies related to the Project, and the City shall use the CET funds it receives under this Agreement only for the purposes specified in the Grant Request and to achieve the deliverables and/or milestones set forth in Exhibit A.
3. Payment Procedures. Within 30 days after the completion of each deliverable/milestone as set forth in Exhibit A, the City shall submit to Metro an invoice describing in detail its expenditures as may be needed to satisfy fiscal requirements. Within 30 days of receiving the City’s invoice and supporting documents, and subject to the terms and conditions in this Agreement, Metro shall reimburse the City for its eligible expenditures for the applicable deliverable as set forth in Exhibit A. Metro shall send CET payments to:

EXHIBIT 1
Program Element Description

Program Element: 06 Brownfields and Public Health: Building Capacity in Local Public Health Authorities (LPHA)

1. **Description.** Funds provided under the Financial Assistance Agreement for this Program Element may only be used, in accordance with and subject to the requirements and limitations set forth below, to build capacity to integrate public health considerations into Brownfield and Land Reuse planning, projects, and evaluations within LPHA service areas. Brownfield sites are inactive, underused or abandoned properties with perceived or known environmental contamination.
2. **Local Activities in Support of Building Public Health Capacity in Brownfield Planning and Projects.** To comply with performance standards of this program, LPHAs must engage in activities as described in subsections 2.a. through 2.e. below. The purpose of these activities is to integrate health considerations into brownfields planning and identify and carry out public health actions that: engage local residents, foster collaborations among diverse stakeholders, provide health-based education and recommendations, and promote the health benefits of redevelopment. NOTE: LPHA must complete the planned activities in its Local Program Plan before September 30, 2014 to retain eligibility to receive funding under this Program Element if future funding is made available.
 - a. **Engaging local residents.** Engage residents, vulnerable populations, local leaders and community-serving organizations to identify health and equity concerns related to a brownfield planning process or brownfield project.
 - b. **Fostering collaborations among diverse stakeholders.** Collaborate, convene, and facilitate partnerships with traditional brownfield stakeholders (examples include: city officials, developers, planners, environmental agencies, local businesses, or any other stakeholders in the redevelopment area) to plan for strategies that provide health benefits to the community. As much as possible, this group should include those that have decision making influence over the brownfield project, or who have the ability to help get public health recommendations considered in the planning process.
 - c. **Providing health-based education and recommendations to residents, partners and decision-makers.** Use input from residents and stakeholders as well as existing health data to develop recommendations that address public health concerns and maximize the health benefits that result from redevelopment. Examples of appropriate formats include but are not limited to: web content, formal written report or memo; a letter to the decision making body; a fact sheet; or presentations.
 - d. **Preparing a final written report to OHA.** LPHAs will provide a written final report to OHA that includes a project description, activities conducted, and outcomes. This written report should contain lessons learned, strategies for tracking health benefits related to the redevelopment, and identified challenges and success stories within the context of LPHA involvement in brownfield redevelopment efforts. It should

**AMENDMENT NUMBER 01
LOCAL AGENCY AGREEMENT
SURFACE TRANSPORTATION PROGRAM – URBAN
SW Main Street: 99W to Rail Corridor**

The **State of Oregon**, acting by and through its Department of Transportation, hereinafter referred to as "State," and the **City of Tigard**, acting by and through its elected officials, hereinafter referred to as "Agency," entered into an Agreement on August 28, 2009. Said Agreement covers retrofitting the southern half of Main Street which consists of widening sidewalks, the reconstruction and reconfiguration of existing streets, the re-directing of storm water, new street lighting and landscaping

It has now been determined by State and Agency that the Agreement referenced above shall be amended to increase funding, add contact information and add revised Attachment No. 1 Standard Provisions. Except as expressly amended below, all other terms and conditions of the Agreement are still in full force and effect.

ATTACHMENT NO. 1, STANDARD PROVISIONS, shall be deleted in its entirety and replaced with the attached REVISED ATTACHMENT NO. 1, STANDARD PROVISIONS. All references to "ATTACHMENT NO. 1, STANDARD PROVISIONS" shall hereinafter be referred to as "REVISED ATTACHMENT NO. 1, STANDARD PROVISIONS."

TERMS OF AGREEMENT, Paragraph 2, Page 1, which reads:

2. The Project shall be conducted as a part of the Federal-Aid Surface Transportation Program (STP) under Title 23, United States Code. The total Project cost is estimated at \$3,040,000, which is subject to change. STP urban funds for this Project shall be limited to \$2,674,929. The Project will be financed with STP funds at the maximum allowable federal participating amount, with Agency providing the match and any non-participating costs, including all costs in excess of the available federal funds.

Shall be deleted in its entirety and replaced with the following:

2. The Project shall be conducted as a part of the Federal-Aid Surface Transportation Program (STP) under Title 23, United States Code. The total Project cost is estimated at \$3,465,576, which is subject to change. STP urban funds for this Project shall be limited to \$3,100,505. The Project will be financed with STP funds at the maximum allowable federal participating amount, with Agency providing the match and any non-participating costs, including all costs in excess of the available federal funds.

**LOCAL AGENCY AGREEMENT
SURFACE TRANSPORTATION PROGRAM – URBAN
SW Main Street: Rail Corridor – Scoffins Street**

THIS AGREEMENT is made and entered into by and between the STATE OF OREGON, acting by and through its Department of Transportation, hereinafter referred to as "State;" and the CITY OF TIGARD, acting by and through its elected officials, hereinafter referred to as "Agency," both herein referred to individually or collectively as "Party" or "Parties."

RECITALS

1. SW Main Street is a part of the city street system under the jurisdiction and control of Agency.
2. By the authority granted in Oregon Revised Statutes (ORS) 190.110, 366.572 and 366.576, state agencies may enter into cooperative agreements with counties, cities and units of local governments for the performance of work on certain types of improvement projects with the allocation of costs on terms and conditions mutually agreeable to the contracting parties.

NOW THEREFORE, the premises being in general as stated in the foregoing Recitals, it is agreed by and between the Parties hereto as follows:

TERMS OF AGREEMENT

1. Under such authority, State and Agency agree to Agency retrofitting the northern half of Main Street, hereinafter referred to as "Project." The Project consists of widening sidewalks, the reconstruction and reconfiguration of existing streets; re-direct storm water, and new street lighting and landscaping. The location of the Project is approximately as shown on the detailed map attached hereto, marked "Exhibit A," and by this reference made a part hereof.
2. The Project will be conducted as a part of the Federal-Aid Surface Transportation Program (STP) under Title 23, United States Code. The total Project cost is estimated at \$2,225,000, which is subject to change. STP urban funds for this Project will be limited to \$1,234,424. The Project will be financed with STP funds at the maximum allowable federal participating amount, with Agency providing the match and any non-participating costs, including all costs in excess of the available federal funds.
3. The federal funding for this Project is contingent upon approval by the Federal Highway Administration (FHWA). Any work performed prior to acceptance by FHWA or outside the scope of work will be considered nonparticipating and paid for at Agency expense.



ConnectOregon V Program Application 2013-2014

To ensure you have current program information, sign up for the *ConnectOregon* electronic mailing list at:
https://public.govdelivery.com/accounts/ORDOT/subscriber/new?topic_id=ORDOT_135

- Please read *ConnectOregon V Application Instructions* prior to completing this application.
- The *Application Instructions*, the *Draft Project Agreement*, and *Frequently Asked Questions* are available on the *ConnectOregon V* website: <http://www.oregon.gov/ODOT/TD/TP/pages/connector.aspx>
- Submission Requirements are detailed in Section 9 of the *Application Instructions*.
- Completed *Application* and *Checklist* are required.
- Answer all questions.

Project Summary and Certification

1. Applicant

ORGANIZATION NAME City of Tigard	CONTACT PERSON NAME Marty Wine	
ADDRESS 13125 SW Hall Blvd.	CONTACT PERSON TITLE City Manager	
CITY, STATE, ZIP Tigard OR, 97223	PHONE 503.718.2486	FAX
WEBSITE ADDRESS www.tigard-or.gov	E-MAIL (REQUIRED) martyw@tigard-or.gov	

2. Project name and location

PROJECT NAME Tigard Street Trail - A Path to Employment	PROJECT LOCATION City of Tigard	STAFF USE ONLY
------------------------------------------------------------	------------------------------------	----------------

3. Cost summary (These fields will fill automatically as the application is completed.)

a. <i>ConnectOregon V</i> grant amount	\$1200000
b. Match amount (20% of grant)	\$300000
c. <i>ConnectOregon V</i> loan amount	\$0
d. <i>ConnectOregon V</i> overmatch amount	\$0
e. <i>ConnectOregon V</i> project total	\$1500000

4. Certification

I certify that City of Tigard supports the proposed project, has the legal authority

APPLICANT ORGANIZATION

to pledge matching funds, and has the legal authority to apply for *ConnectOregon V* funds. I further certify that matching funds are available or will be available for the proposed project. I understand that all State of Oregon rules for contracting, auditing, underwriting (where applicable), and payment will apply to this project. I certify that I have read the *Sample Draft Agreement* and will sign the *Agreement* if selected.

APPLICANT SIGNATURE X	PRINT NAME Marty Wine, City Manager	DATE 11/25/13
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Letters of Support

Community-Based Organizations

1. Tigard Downtown Alliance
2. Tigard Area Chamber of Commerce
3. Westside Economic Alliance
4. Hispanic Metropolitan Chamber
5. Groundwork Portland
6. The Center for Intercultural Organizing
7. Portland Community College
8. Oregon Tradeswomen, Inc.
9. Tualatin Riverkeepers
10. Community Partners for Affordable Housing
11. Tigard Area Farmers Market
12. Kiwanis Club of Portland
13. Mask & Mirror Community Theater
14. Neighborhood Involvement Committee
15. Tigard Neighborhood 7
16. City Center Advisory Commission

January 14, 2014

Ms. Susan Morales
 Director
 U.S. Environmental Protection Agency Region 10
 1200 Sixth Avenue, Suite 900 (ECL-112)
 Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

The Tigard Downtown Alliance (TDA) is a newly formed non-profit organization working on organizing, educating, and advocating for the revitalization of our downtown core. We are pleased to support the City of Tigard in its effort to apply for an Environmental Protection Agency (EPA) Brownfields Assessment Grant. We, as the leadership team believe the identified brownfield areas within the district create immense opportunity for redevelopment to create a vibrant downtown community. The stakeholder's vision to build an area that supports housing, small businesses and gathering spaces that we can be proud to promote is only part of our organization's mission.

The TDA strongly encouraged its supporters to participate in the two successful brownfields workshops organized by the City in October, 2013. If Tigard is awarded this opportunity, we will work closely with the City to provide community involvement around these issues. This will be done by co-hosting future workshops and information sessions about the city's brownfields initiative. We will also communicate through our monthly meetings the many benefits brownfield redevelopment can bring to our audience of property and business owners, the citizens of Tigard as well as the other identified groups who could enjoy a revitalized district.

Addressing brownfield issues is a crucial step in fulfilling the community's vision and improving public health. We look forward to the work that EPA Grant funding would support.

Sincerely,

Steve DeAngelo



Tigard Downtown Alliance Leadership team member,
 Business owner of DeAngelo's Catering, Inc.

Partner in Summer Creek LLC Property management group,

Tigard Resident



Mike Stevenson

Business owner of B&B Printing



12345 SW Main Street ♦ Tigard, OR 97223 ♦ www.tigardchamber.org ♦ 503.639.1656

January 8th, 2014

Ms. Susan Morales
 Director
 U.S. Environmental Protection Agency Region 10
 1200 Sixth Avenue, Suite 900 (ECL-112)
 Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

The Tigard Area Chamber of Commerce is a membership based business organization working to drive a strong local economy in Tigard through business advocacy, networking and education and community promotion. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. Cleanup of local brownfield sites, particularly in our downtown core where we are located will improve the value and marketability of impacted properties, many of which are sites of local business. Increased business property values benefit the Tigard business economy and tax base, in turn stimulating investment in Tigard. This cleanup is good for business!

The City of Tigard is a diverse community with an opportunity to engage our business stakeholders in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues by broadcasting it on our social media platforms, in our e-News communications and other Tigard chamber events where appropriate.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,

Debi Mollahan
 CEO, Tigard Chamber



EXECUTIVE COMMITTEE

PRESIDENT AND CHAIR
NORM EDER
CFM STRATEGIC COMMUNICATIONS

ALLYSON ANDERSON
LEGACY MERIDIAN PARK
MEDICAL CENTER

JEFF BORLAUG
FELTON PROPERTIES, INC.

JACK ORCHARD
BALL JANIK LLP

CARLY RITTER
INTEL

MICHAEL SALAS
NIKE, INC.

ED TROMPKE
JORDAN RAMIS PC

MIKE WELLS
CBRE, INC.

DIRECTORS

FRANK ANGELO
ANGELO PLANNING GROUP

STEVE BARRAGAR
HARSCH INVESTMENT PROPERTIES

DAVID BENNETT
LANDYE BENNETT BLUMSTEIN LLP

MARK CHARPENTIER
KAISER PERMANENTE NW

CAROL DILLIN
PORTLAND GENERAL ELECTRIC

LOIS DITMARS
PETERKORT TOWNE SQUARE

RICH FOLEY
UMPQUA BANK

MARK GARDER
COMMUNITY NEWSPAPERS

KYLE LATTA
KG INVESTMENT MANAGEMENT, LLC

MIKE MOREY
STANCORP MORTGAGE
INVESTORS, LLC

TIM PARKER
THE MELVIN MARK COMPANIES

CHAIRMAN ANDY DUYCK
WASHINGTON COUNTY

MAYOR JOHN COOK
CITY OF TIGARD

MAYOR DENNY DOYLE
CITY OF BEAVERTON

MAYOR LOU OGDEN
CITY OF TUALATIN

MAYOR JERRY WILLEY
CITY OF HILLSBORO

PAMELA TREECE
WESTSIDE ECONOMIC ALLIANCE

December 18, 2013

Ms. Susan Morales

Director

U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Westside Economic Alliance (WEA) supports the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Tigard is a diverse community with an opportunity to engage WEA members in a dialogue and process about brownfields. As you may know, the Portland metropolitan region is confined by an urban growth boundary. This boundary protects Oregon's natural resources of farms and forest lands, but at the same time it can limit where development can occur. Redevelopment of brownfields is one opportunity our communities have in attracting and sustaining employers, who will create family-wage jobs here. This will also enhance efforts to create healthy neighborhoods, providing a place for families to live, work, and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues by sharing information on the process and encouraging our members to support the efforts of the City of Tigard.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

WEA is a business advocacy group, representing members from both the public and private sectors in Washington and western Clackamas counties. Together we work to improve the local business climate and the economic health of our region.

Sincerely,

A handwritten signature in dark ink, appearing to read "Pamela H. Treece", is written over a light blue horizontal line.

Pamela Treece
Executive Director
Westside Economic Alliance



January 13 2014

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

The Hispanic Metropolitan Chamber (Hispanic Chamber) is a non-profit (501c-3) organization working to support the economic advancement of Latinos in Oregon and SW Washington by assisting small businesses through technical assistance and access to capital. We also provide higher education scholarships and conduct leadership training. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. Our state and local cities need sites for development that can be used by businesses. Latinos are the largest ethnic group in Oregon and the largest group of minority owned businesses in our state. Most Latinos are looking for clean, affordable sites within cities such as Tigard to establish their businesses. The local residents also seek a healthy environment for themselves and their families.

The City of Tigard is within Washington County. Washington County has the largest number of Latinos in Oregon with 83,270 residents. The Hispanic Chamber is available to assist Tigard to hold community meetings with local Latino residents/businesses regarding brownfields. Removing brownfields will help improve access to quality jobs, create healthy neighborhoods, and also create opportunities for our small Latino businesses to thrive.

The Hispanic Chamber can work with the City of Tigard to convene public meetings, conduct outreach, distribute information to other community groups that serve Latinos and help inform our 850 members. In addition, the Hispanic Chamber can provide technical assistance to the small businesses, as needed, to start or expand their business and improve their access to capital and contracting opportunities.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health.

Sincerely,

Gale Castillo
President

333 SW 5th Avenue, Suite 100 Portland, OR 97204 • 503.222.0280 • fax 503.243.5597

Mailing Address: P.O. Box 1837, Portland, OR 97207 • info@hmccoregon.com • www.hmccoregon.com



Groundwork Portland

5

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

January 13, 2014

Re: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

I write on behalf of Groundwork Portland to convey our strong support for U.S. EPA grant funding for the revitalization of brownfields in Tigard, Oregon to benefit the diverse residents of this city. Our organization is the primary non-profit in the Portland metropolitan area focused on brownfields redevelopment and conversion of such land into greenspace, parks, community gardens, and multi-purpose sites. We use a community-led process to reclaim and restore land, build awareness of environmental justice and public health issues, and create long-term civic engagement and leadership opportunities for residents, with an emphasis on communities of color, low-income residents, and youth from disadvantaged communities. We look forward to expanding our service across the region, and supporting Tigard's effort to have robust public involvement in the reclamation of brownfields, including the upcoming Washington County Department of Health project to work with stakeholders from the city's most vulnerable populations including youth, seniors, Latinos, and homeless on brownfield public health issues.

Groundwork Portland has extensive grassroots experience leveraging limited resources toward brownfields redevelopment. In support of Tigard's efforts, we will serve as a resource for introducing an accessible and equitable process using innovative methods to engage residents. We fully support the City of Tigard to identify brownfield issues and improve the community's health.

Sincerely,

Cassie L. Cohen, Executive Director
Groundwork Portland

January 16, 2014

Ms. Susan Morales, Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Center for Intercultural Organizing is a non-profit organization that advocates for immigrants and refugees and underserved communities. We provide civic engagement, leadership development and community outreach strategies to build strong voices in our community. Our latest work has recently been in partnership with Washington County in community engagement for their planning efforts which has been a three year process in engaging over 900 residents in the Aloha-Reedville area. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. Historically, underserved communities including immigrants and refugees are in areas of exposure to brownfield sites affecting their health and living conditions. The focus on cleanup of these sites would have a direct impact to the health and livability of immigrant and refugee communities exposed to brownfield areas.

The City of Tigard is a diverse community with an opportunity to engage our immigrant and refugee and people of color in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, play and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues through education in partnership with brownfield experts, community engagement through workshops and focus groups and other engagement strategies which are culturally relevant and appropriate. Center for Intercultural Organizing has a strong record in engaging thousands of immigrants and refugees due to the strong relationships with leaders embedded in the community and ongoing commitment to equity in all aspects of our work.

We stand with the City of Tigard in their efforts to improve our community's health. We look forward to the substantive work this grant will bring.

Sincerely,



Carmen Madrid
Center for Intercultural Organizing
Washington County Organizing Director



**Portland
Community
College**

Office of the President
Dr. Jeremy D. Brown

www.pcc.edu • 971-722-4365
P.O. Box 19000, Portland, Oregon 97280-0990
An Affirmative Action, Equal Employment
Opportunity Institution

November 12, 2013

Ms. Susan Morales, Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Portland Community College (PCC) is pleased to support the City of Tigard's application for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. PCC's Sylvania campus is located just a few miles from downtown Tigard, and many of our students live in the surrounding communities. This project will improve the quality of life for our students and their families by improving access to quality jobs, creating healthier neighborhoods, and providing a place for all residents to live, work, and thrive.

If Tigard is awarded this opportunity, we will work with the City to explore internship, mentorship, and workforce development opportunities for our students who are enrolled in environmental studies and health-related programs at our Rock Creek and Sylvania campuses.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,



Dr. Jeremy Brown
District President

MD:BR



January 14, 2014

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. As you know, Oregon Tradeswomen, Inc. is a current EPA Environmental Worker Training grant recipient. The City of Tigard has committed to using their brownfields as educational showcases for our environmental students. They will prove case studies and photos of projects, discuss components of brownfield redevelopment including sampling, dirt work, underground storage tank removal, remediation techniques, etc; why brownfields remediation is important to the community and most importantly, what jobs are associated with doing this work. They will make quarterly presentations to our class with updates on their brownfield grant activities and will invite professional contacts who can speak to the more technical aspects of assessment and remediation so that our students gain exposure to and interest in the industry.

If awarded, the City would also put together an RFP for environmental consultants, looking for firms who can offer job shadowing, mentorship and training opportunities, as well as other innovative ways to incorporate community participation. Oregon Tradeswomen, Inc. will work with the City to provide community involvement around these issues by involving our current students and past graduates working in environmental remediation.

We strongly support the City of Tigard's efforts to address environmental contamination to improve public health and to spur envisioned new development. We believe the grant funding will be beneficial to Tigard and the region.

Sincerely,

Connie Ashbrook
Executive Director
connie@tradeswomen.net



TUALATIN RIVERKEEPERS®

11675 SW Hazelbrook Road, Tualatin, Oregon 97062

Phone: (503) 218-2580 Fax: (503) 218-2583

www.tualatinriverkeepers.org

November 20, 2013

Ms. Susan Morales

Director

U.S. Environmental Protection Agency Region 10

1200 Sixth Avenue, Suite 900 (ECL-112)

Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Tualatin Riverkeepers is a 501(c)(3) organization working to protect and restore Oregon's Tualatin River System. In the past we have been very supportive of the City of Tigard's green infrastructure projects and are pleased to support the City in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Three urban creeks in Tigard (Fanno Creek, Ash Creek, and Summer Creek) are on Oregon Department of Environmental Quality's 303d list of impaired water bodies. Tigard has done much successful riparian restoration work along these creeks. Now these creeks need urban green infrastructure (like Tigard's Burnham and Main Street Green Street projects) to reduce stormwater runoff and redevelopment of brownfields to remove legacy pollutants that threaten these creeks and the Tualatin River.

The City of Tigard is a diverse community with an opportunity to engage our members in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues by through outreach, event-hosting and dissemination of project information. Our Citizen Action Committee includes scientists and other environmental professionals that will assist Tigard with technical review of the brownfields assessment.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,

Brian Wegener, Riverkeeper

Advocacy & Communications Manager



P.O. Box 23206 • Tigard, OR 97281-3206 • www.cpahinc.org
 Tel: 503.293.4038 • Fax: 503.293.4039 • TTY/VCO: 800.735.2900

December 16, 2013

Ms. Susan Morales, Director
 U.S. Environmental Protection Agency Region 10
 1200 Sixth Avenue, Suite 900 (ECL-112)
 Seattle, WA 98101-3140

RE: City of Tigard, Oregon
 EPA Brownfields Assessment Grant Proposal

Community Partners for Affordable Housing (CPAH) is a nonprofit organization working primarily in the Tigard area. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant.

CPAH was fortunate to receive a Brownfields grant from the EPA several years ago, to clean up a site in nearby Hillsdale (Southwest Portland, where we ultimately built The Watershed, a 51-unit mixed-use transit-oriented project). We know that some of the best sites for development may sit idle until a resource like this becomes available.

We have enjoyed working with the City of Tigard over the past two decades, including building the Knoll at Tigard, affordable housing for seniors, which was the first new residential development in the downtown urban renewal district. We have participated in their recent dialogues about brownfields with local business leaders and residents. We strongly concur that assessing, and ultimately cleaning up any brownfield sites in Tigard's city center will help improve access to jobs, create healthier neighborhoods, and result in more productive space for all the needs of a community that continues to change and grow.

Should Tigard receive an award, we will continue to work with them to conduct outreach and build community support for brownfield assessment and clean up. We have board and committee members who participate in a variety of local initiatives and civic organizations, and we will be happy to share our own experience and support for this work. We are also willing to provide meeting space in our buildings with community rooms for brownfield outreach meetings.

We fully support the City of Tigard's work to identify brownfield issues and to build a healthier community. We look forward to your support of this application, and an opportunity to see additional sites in our service area brought into full and productive use, for the current generation, and those to come!

Sincerely,

Sheila Greenlaw-Fink
 Executive Director





January 6, 2014

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Tigard Area Farmers Market is a non-profit organization working to bring farmers, community and non-profits together in a way the benefits all. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. With more housing in the downtown we will increase patronage at the market. The Farmers Market is currently located in the downtown and the market increases the availability of healthy food options to nearby disadvantaged communities, we offer EBT and SNAP participants the ability to access fresh produce and fruit.

The City of Tigard is a diverse community with an opportunity to engage our market patrons in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues by allowing the city to utilize a booth at the farmers market to directly interact with the community and we would utilize social media as appropriate with updates and education from the city. The city's Downtown plans include increased public space for community events such as farmers markets.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,

Kim Marshall
Tigard Farmers Market Manager



January 17, 2014

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

The Kiwanis club of Tigard is dedicated to helping make our community a better place to live for the children whom we serve. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. We believe Tigard's current emphasis on rebuilding the downtown areas of our city, and, in particular, cleaning up toxic areas within them, can only help in providing the children and other citizens within the community an attractive and healthy place to call home. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues by informing club members of the project status and opportunities for community involvement. We will invite the City to keep us informed of project status through presentations to our membership as conditions warrant.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,

Mikel McClain
President
Kiwanis Club of Tigard



13166 Broadmoor Place

Tigard, OR 97223

November 22, 2013

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Mask & Mirror Community Theatre is a 501(c)3 all-volunteer performing group working to bring affordable, live, participatory theatre to the citizens of Tigard. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Our goal is to find a small, affordable facility in downtown Tigard to develop into a full-time theatre space and replace our currently rented stage that gives us only limited access. Resolution of brownfield issues with downtown Tigard properties would make finding such a space much easier.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues by incorporating messaging about brownfield issues into our newsletters and performance programs, as well as by providing entertainment at various events designed to promote the increased attractiveness of Downtown Tigard; and ultimately by using our new Downtown Tigard theatre space to bring more citizens into Downtown Tigard for entertainment and recreation.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Romans".

Gary Romans
President, Mask & Mirror Community Theatre



City of Tigard

December 30, 2013

Ms. Susan Morales, Director
U.S. Environmental Protection Agency -- Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

The Neighborhood Involvement Committee is an outreach and communication group comprised of Tigard residents. Our mission is to connect city residents with each other and the city to empower citizen involvement.

We've learned that the City of Tigard is applying for an Environmental Protection Agency (EPA) Brownfields Assessment Grant and we wish to offer our whole-hearted support for this effort.

As city residents and members of a group dedicated to enriching our community, a grant from your agency would help us create excitement and interest for the neighborhood containing the brownfield site. We understand the financial choices our City Council must make to provide citizens with a safe and clean environment and our committee believes that the city won't be able to bear the entire cost of a clean-up without your help.

As the urban environment grows more compact, it's important to make the most of every opportunity to affect change at the neighborhood level. A grant from your agency would engage residents in the creation of cohesive neighborhoods that welcome visitors, promote development and attract jobs. Of equal importance, neighbors desire green space and a healthy environment to raise their children and with your agency's help, we can provide that environment and promote Tigard as a desirable home for new business and residents.

We fully support Tigard's efforts to identify and improve brownfield issues and improve the health of our city. We hope you will agree by supporting the city's application and all the benefits it could provide our neighborhoods.

Sincerely,

Basil Christopher, Chair
Neighborhood Involvement Committee

cc: Community Development

December 6, 2013

Ms. Susan Morales
Director U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Tigard Neighborhood 7 is pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. Tigard Neighborhood 7 borders the downtown. We feel a focus on cleaning up local brownfield sites would benefit the livability and health of our community. I personally like to bicycle on the Fanno Creek trail through the downtown area and feel that brownfield clean-up and community input on the downtown revitalization is important. By engaging residents in this process we will improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

If Tigard is awarded this opportunity, I look forward to participating in the process to improve our community's health. Neighborhood 7 has a community website where meetings associated with the grant will be promoted and resident participation encouraged. Please support this project.

Sincerely,

Mira Vowels

Tigard Neighborhood 7 Representative

January 21, 2014

Ms. Susan Morales
Director
U.S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

I am the chairperson of the Tigard City Center Advisory Commission (the "CCAC"). The CCAC is a group of volunteers that consults with the Tigard City Council on matters affecting our downtown urban renewal district. The CCAC is pleased to support the City of Tigard in its application for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. That grant would allow the City to proceed with its efforts, in collaboration with local businesses and property owners, to revitalize our downtown and address .

The City of Tigard is a diverse community with an opportunity to engage our residents in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues by seeking the input of stakeholders in our downtown district, keeping them informed of the benefits that can be realized through environmental assessment and clean-up, and acting as their voice before the City Council.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,





Letters of Support

Government Agencies

1. Washington County Department of Health & Human Services
2. Oregon Health Authority
3. Business Oregon
4. Governor's Regional Solutions Center
5. Metro

Elected Officials

1. Senator Jeff Merkley, Senator Ron Wyden, Representative Suzanne Bonamici
2. Mayor John Cook, City of Tigard
3. Oregon State Representative Margaret Doherty
4. Oregon State Senator Ginny Burdick



December 30, 2013

Ms. Susan Morales, Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

On behalf of Washington County Public Health Division, I am pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant.

As the local public health authority in Washington County, Oregon, Washington County Public Health Division recognizes the value in strengthening community capacity beyond the local health department to improve the health of all residents. The City of Tigard's commitment to the cleanup of brownfield sites is an important opportunity to incorporate healthy community design and equity into planning and redevelopment efforts. Washington County Public Health Division is currently partnering with the City to engage residents and other community stakeholders in a meaningful dialogue and process about brownfields redevelopment. This process will help identify strengths and opportunities throughout Downtown Tigard to create a healthier community for all.

EPA Brownfields Assessment funds will be a valuable asset in strengthening the City of Tigard's Brownfield Initiative. We look forward to continuing to collaborate with the City to further engage the community throughout the process and provide the public health perspective to planning efforts.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and the good work to come.

Sincerely,

Marni Storey-Kuyl, RN, MS
Robert Wood Johnson Executive Nurse Fellow
Public Health Division Manager



PUBLIC HEALTH DIVISION
Center for Prevention and Health Promotion
John A. Kitzhaber, M.D., Governor

Oregon
Health
Authority

800 NE Oregon St Ste 640
Portland OR 97232
971-673- 0975
Fax: 971-673-0979

December 10, 2013

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

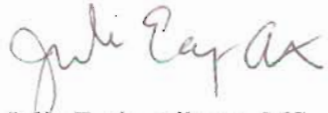
The Oregon Public Health Division's (OPHD) mission is to promote health and prevent the leading causes of death, disease, and injury in Oregon. OPHD recognizes that improvements in our built and social environments are critical to accomplishing this mission. Creating environments that promote physical activity, access to healthy food, and reduce contamination where contamination is known are a few concrete ways by which we can improve the health of our communities. There are several programs within OPHD that support the healthy redevelopment of Brownfields sites through strong multi-stakeholder partnerships and the leveraging of resources, and by providing technical assistance, data, and recommendations on how to reduce health risks and maximize health benefits.

OPHD has a history of collaboration with brownfields redevelopment efforts and stakeholders in Oregon. Given OPHD's history of working with communities throughout the state, conducting health consultations and public health risk assessments, providing education, and conducting health impact assessments (HIAs), we are a natural partner to assist in the work described by the City of Tigard in its effort to apply for EPA Brownfields Assessment funding. The City plans to focus efforts and resources in the downtown core, with focus in areas where low-income and racially and ethnically diverse communities live, work, learn and play.

Through a competitive process, Washington County Health Department (WCHD) was awarded funding from our Brownfields Initiative. This funding enables a dedicated partnership between OPHD, WCHD and the City to ensure that health considerations are included in plans for assessment, clean up, redevelopment, and tracking to measure success. We offer our technical assistance in public health risk assessment, as well as our experience with success in using the Agency for Toxic Substances and Disease Registry Action Model to engage multiple stakeholders. This solution oriented process encourages people to think about broad public health topics connected to brownfields and community health.

We look forward to working with the City of Tigard and all other partners to create healthy neighborhoods, and provide a healthy place for all communities to live, work, learn and play. We fully support the City of Tigard's efforts to identify brownfield issues and improve public health. We hope you will join us in our support of the application and work to come.

Sincerely,

A handwritten signature in dark ink, appearing to read "Julie Early-Alberts". The signature is fluid and cursive, with the first name "Julie" being more prominent.

Julie Early-Alberts, MS
Healthy Communities Unit
Environmental Public Health
Center for Prevention & Health Promotion
Public Health Division, Oregon Health Authority



January 16, 2014

U.S. Environmental Protection Agency Region 10
Attn: Ms. Susan Morales
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

RE: City of Tigard, Oregon – EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Morales:

I am writing to express my support on behalf of the Oregon Business Development Department (Business Oregon) for the Community-Wide Assessment Grant Proposal being submitted by the City of Tigard (City) for consideration for funding assistance to address concerns regarding environmental contamination as part of the City's efforts to redevelop its core downtown into a vibrant and active urban village accessible by all modes of transportation with increased access to public open space.

Over the past several years, the City has undertaken a number of efforts to develop detailed improvement plans of its core downtown area. Progress has been made on implementing these plans with several projects completed or about to commence. A major challenge to successful redevelopment of the downtown area though is the need to understand the environmental condition of approximately 60 properties that, based on historic uses, are or may be impacted with hazardous or petroleum substances that pose a threat to human health and the environment.

Business Oregon encourages community efforts which result in healthier and more sustainable communities since these efforts ultimately lead to the creation of jobs through the redevelopment of stigmatized properties such as brownfields. Business Oregon, through its Brownfields Redevelopment Program, is currently providing a \$25,000 brownfields integrated planning grant to the City to assist with the development of a coordinated brownfields redevelopment strategy for the City beginning with its downtown urban renewal district. Additional brownfields financing assistance for assessments and/or cleanup on identified properties is also available if needed. Finally, Business Oregon manages a number of public infrastructure and business development financing programs which are available to the City to assist with redevelopment of properties.

USEPA's consideration of this proposal for funding will assist the City to build its capacity to address public health safety and compliance issues as it strives to attract, retain and expand businesses within its jurisdiction. I strongly support and sincerely hope that you and your staff will approve funding for this Proposal. Please contact Karen Homolac of my staff at (503) 986-0191 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lynn Schoessler", is written over a blue horizontal line.

Lynn Schoessler
Deputy Director

JOHN A. KITZHABER, MD
GOVERNOR



December 11, 2013

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

I am writing to express the Governor's Regional Solutions Center's support for the City of Tigard (City) in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. The grant application, if funded, will significantly enhance community livability and economic development for a rapidly growing part of the Portland Metropolitan region.

The City of Tigard is a diverse community with an opportunity to engage the regional stakeholders in a dialogue about brownfields. Through the planning process the City will explore ways to improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

If Tigard is awarded this opportunity, we will work with the City to provide community involvement around these issues and potentially aligning state and federal resources to further develop the plan into reality. Your investment is critical to get the regional, state and federal partners to come onboard.

We fully support the City's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application.

Sincerely,


Bobby Lee
Governor's Regional Solutions Center Coordinator



January 8, 2014

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

Metro is the regionally-elected government for the Portland metropolitan area, which coordinates land use and transportation planning, solid waste and recycling, regional parks and green spaces, and distribution of federal transportation funding to the 25 cities and three counties in the region. We are pleased to support the City of Tigard in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Clean-up and reuse of brownfields support the region's goal to enhance the efficient use of land and protect surrounding farmland and natural areas. Restoring and reinvesting in these properties takes development pressures off of undeveloped open land and improves and protects the environment. Moreover, brownfield recycling in the region's urban centers generates additional tax revenues for local governments, takes advantage of existing utility and transportation infrastructure, and increases the quality of life for area residents by providing opportunities for job growth, the creation of affordable housing, parks and open spaces, and elimination of health risks.

The City of Tigard is a diverse community with an opportunity to engage citizens in our region in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow. As a previous recipient of two EPA Area-wide Assessment Grants, staff of Metro's Brownfields Recycling Program worked with staff at the City of Tigard to identify brownfield redevelopment opportunities in the downtown and share technical information and recommendations regarding brownfield investments. There are significant brownfield redevelopment opportunities in the downtown, which Metro's previous grants could not sufficiently cover. We fully support the City of Tigard's efforts to identify brownfield investments, restore and enhance the fabric of their urban core, and improve our community's health.

If Tigard is awarded this opportunity, we will continue to work with the City on these issues by connecting with partners to support Tigard's efforts and by providing technical analysis or recommendations to make redevelopment of these properties more viable to help achieve the city's aspirations and the region's vision.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Wheeler".

Steve Wheeler
Interim Planning & Development Director

c: Sean Farrelly, Redevelopment Project Manager, Tigard
Miranda Bateschell, Senior Regional Planner, Planning & Development

1

Congress of the United States
Washington, DC 20510

January 9, 2014

David R. Lloyd
Director
Office of Brownfields and Land Revitalization
Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

Dear Director Lloyd:

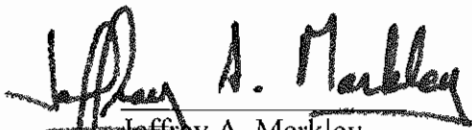
We are writing to express our support for the City of Tigard's FY 2014 Brownfields Assessment Grant application. If awarded, the City of Tigard would use the grant to support site analysis and community planning for productive reuse of sites in the downtown, as well as any priority sites in Tigard's industrial and employment areas.

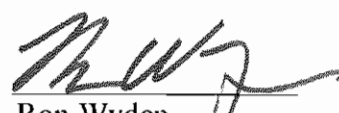
The City of Tigard and community members have developed detailed improvement plans to create a more prosperous downtown. The citywide strategic plan will support a vibrant downtown and active urban village that will be accessible by all modes of transportation and increase access to public open space. However, the need to assess some downtown properties for potential environmental issues has stymied development.

Approximately 60 properties in Tigard have been identified as contaminated, or potentially contaminated, from previous uses. The EPA Brownfields Assessment funding will enable Tigard to provide environmental assessments at targeted properties, including the properties of interested private sector owners or redevelopers, to ensure that contamination does not pose a barrier to productive reuse of the sites.

Thank you for your full and fair review of the City of Tigard's grant application. Should you have any questions about this application please do not hesitate to contact John Valley in Senator Merkley's office at 503-326-3395, or Jay Ward in Senator Wyden's office at 503-326-7525, or Natalie Sept in Representative Bonamici's office at 503-326-2901.

Sincerely,


Jeffrey A. Merkley
United States Senator


Ron Wyden
United States Senator


Suzanne Bonamici
Member of Congress

January 14, 2014



City of Tigard

Ms. Susan Morales, Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

For the past ten years the City of Tigard has envisioned a revitalized downtown that can attract new residents, businesses, and customers. Tigard residents have demonstrated their support for this vision by approving the City Center Urban Renewal Plan in 2006 - and again just last November - by overwhelmingly passing a city charter amendment that clarified the financing of the plan (with 75 percent of the vote).

The environmental contamination of many downtown properties is an issue that has held back these plans. The uncertainty created by the presence of contaminants has made many property owners reluctant to consider redeveloping their property or expanding their business; this has made developers hesitant to invest in the downtown.

The city has taken the lead on several infrastructure projects to set the stage for redevelopment, but we have limited resources. An EPA Brownfields Assessment Grant would leverage the public dollars that have been committed, help the city partner with private property owners who are exploring redevelopment or business expansion, and improve public health.

Thank you for your consideration of this important community priority.

Sincerely,

John L. Cook, Mayor
City of Tigard



December 20th, 2013

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

I am writing to support the City of Tigard in its application for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. As the State Representative from Tigard, it is my pleasure to serve this wonderful community. The core of ensuring our future as a great city is making sure that we have clean and healthy places to raise our children. Cleaning up local brownfield sites is key to this.

Cleaning up our brownsites will improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow. Tigard is a diverse community that can use this opportunity to engage our residents in the process surrounding brownfields.

If Tigard receives this opportunity, the whole city will work together to provide community involvement around these issues. As an elected Representative of the city, I will happily do everything I can to support the process.

We fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. We hope you will join us in our support of the application and good work to come.

Sincerely,

A handwritten signature in purple ink that reads "Margaret Doherty".

Margaret Doherty
State Representative-HD 35



GINNY BURDICK
State Senator
DISTRICT 18
MULTNOMAH COUNTY
WASHINGTON COUNTY



Office: Oregon State Senate
Salem, OR 97301
(503) 986-1718
E-mail: sen.ginnyburdick@state.or.us
District: 4641 SW Dosch Road
Portland, OR 97239
(503) 244-1444

4

OREGON STATE SENATE

January 21, 2014

Ms. Susan Morales
Director
U.S. Environmental Protection Agency Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, WA 98101-3140

RE: City of Tigard, Oregon – EPA Brownfields Assessment Grant Proposal

Dear Ms. Morales:

I am pleased to support my constituents in the City of Tigard in their efforts to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. This will be Tigard's first request for the EPA's revitalization resources and an important step towards revitalizing Tigard's downtown.

The City of Tigard is a diverse community with an opportunity to engage its citizens in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

I fully support the City of Tigard's efforts to identify brownfield issues and improve our community's health. I hope you will join me in my support of the application and good work to come.

Sincerely,

Senator Ginny Burdick
Serving District 18

Appendix 3 Other Factors Checklist

Name of Applicant: City of Tigard

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	p. 9
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change (also add to "V.D Other Factors")	

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/22/2014

4. Applicant Identifier:

City of Tigard

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Tigard

* b. Employer/Taxpayer Identification Number (EIN/TIN):

93-0503940

* c. Organizational DUNS:

0801056460000

d. Address:

* Street1:

13125 SW Hall Boulevard

Street2:

* City:

Tigard

County/Parish:

* State:

OR: Oregon

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

97223-8167

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Economic Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sean

Middle Name:

* Last Name:

Farrelly

Suffix:

Title:

Redevelopment Project Manager

Organizational Affiliation:

* Telephone Number:

503-718-2420

Fax Number:

* Email:

sean@tigard-or.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-13-05

* Title:

FY14 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Tigard Brownfields Assessment Initiative

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

OR-1

* b. Program/Project

OR-1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/02/2014

* b. End Date:

09/01/2017

18. Estimated Funding (\$):

* a. Federal

400,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

400,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Sean

Middle Name:

* Last Name:

Farrelly

Suffix:

* Title:

Redevelopment Project Manager

* Telephone Number:

503-718-2420

Fax Number:

* Email:

sean@tigard-or.gov

* Signature of Authorized Representative:

Doreen Laughlin

* Date Signed:

01/22/2014

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 06/30/2014

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. EPA Brownfields Assessment Grants- Hazardous Substances	66.818	\$	\$	\$ 200,000.00	\$	\$ 200,000.00
2. EPA Brownfields Assessment Grants- Petroleum	66.818			200,000.00		200,000.00
3.						
4.						
5. Totals		\$	\$	\$ 400,000.00	\$	\$ 400,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1) <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;">EPA Brownfields Assessment Grants- Hazardous Substances</div>	(2) <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;">EPA Brownfields Assessment Grants- Petroleum</div>	(3)	(4)	
a. Personnel	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">15,000.00</div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">15,000.00</div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">30,000.00</div>
b. Fringe Benefits	<div style="border: 1px solid black; width: 100px; text-align: right;">3,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">3,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">6,000.00</div>
c. Travel	<div style="border: 1px solid black; width: 100px; text-align: right;">2,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">2,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">4,000.00</div>
d. Equipment	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
e. Supplies	<div style="border: 1px solid black; width: 100px; text-align: right;">2,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">2,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">4,000.00</div>
f. Contractual	<div style="border: 1px solid black; width: 100px; text-align: right;">175,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">175,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">350,000.00</div>
g. Construction	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
h. Other	<div style="border: 1px solid black; width: 100px; text-align: right;">3,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">3,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">6,000.00</div>
i. Total Direct Charges (sum of 6a-6h)	<div style="border: 1px solid black; width: 100px; text-align: right;">200,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">200,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">400,000.00</div>
j. Indirect Charges	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>
k. TOTALS (sum of 6i and 6j)	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">200,000.00</div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">200,000.00</div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">400,000.00</div>
7. Program Income	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>

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SECTION C - NON-FEDERAL RESOURCES						
(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS	
8.		\$	\$	\$	\$	
9.						
10.						
11.						
12. TOTAL (sum of lines 8-11)		\$	\$	\$	\$	
SECTION D - FORECASTED CASH NEEDS						
		Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal		\$ 120,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
14. Non-Federal		\$				
15. TOTAL (sum of lines 13 and 14)		\$ 120,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT						
(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)				
		(b)First	(c) Second	(d) Third	(e) Fourth	
16.	EPA Brownfields Assessment Grants-Hazardous Substances	\$ 60,000.00	\$ 70,000.00	\$ 70,000.00	\$ 0.00	
17.	EPA Brownfields Assessment Grants- Petroleum	60,000.00	70,000.00	70,000.00	0.00	
18.						
19.						
20. TOTAL (sum of lines 16 - 19)		\$ 120,000.00	\$ 140,000.00	\$ 140,000.00	\$	
SECTION F - OTHER BUDGET INFORMATION						
21. Direct Charges:		22. Indirect Charges:				
23. Remarks:						

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Standard Form 424A (Rev. 7- 97)
Prescribed by OMB (Circular A -102) Page 2